



DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, June 12, 2008

7:30 A.M. – 9:00 A.M.

Gebhard Meeting Room

630 Garden Street

Santa Barbara, CA 93101

1) CALL TO ORDER: 7:30 a.m.

2) ROLL CALL

DPC MEMBERS

Marshall Rose

Bill Medel

Randy Rowse

Kate Schwab

Tom Williams

Jim Hammock

Attendance

Present

Not Present

Present

Present

Present

Not Present

CITY STAFF PRESENT :

Browning Allen, Transportation Manager

Victor Garza, Parking / TMP Superintendent

Brandon Beaudette, Administrative Assistant

Jessica Grant, Project Planner

Roy Forney, Parking Coordinator

LIAISONS PRESENT:

Grant House, City Council

Others Present

3) PUBLIC COMMENT:

None.

4) APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MAY 8, 2008.

It was moved by R. Rowse and seconded by Kate Schwab to approve the minutes. The motion was carried 3 yeas/0 nays.

5) UPDATE ON THE CONCEPT DESIGN OF THE RECONFIGURATION OF PARKING LOTS 4 AND 5.

J. Grant gave a presentation on the concept plans to reconfigure parking lots 4 and 5. Included in the improvements was new parking control equipment, a fiber optic connection for the equipment, improving the entrance and exit to lot 4, circulation improvements and ADA improvements. She provided an update to committee that the parking control equipment and cabinets for the fiber has been brought to the Historic Landmarks Commission but was continued to a full board at a later time.

T. Williams asked if the fiber optic connection will require a lot of digging. J. Grant replied that some trenching will be required but existing conduit is being used for most of the project.

R. Rowse clarified the total number of space lost would be 10 spaces for lot 4 and 11 spaces for lot 5. He stressed that the loss of spaces is very important to the committee and wondered if it made sense to improve landscaping in those lots with drought issues and the loss of spaces.

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M. Rose asked if the ADA spaces could be moved alongside the curb to gain some spaces inside the lot. B. Allen replied that Transportation staff does not like to do that as it puts disabled patrons in the traffic pattern. T. Williams expressed his concern about the added costs of additional landscape. B. Allen stated that staff is not proposing additional landscape but would like the committee's input if they wish to push back against the HLC recommendations of any additional landscape.

R. Rowse is concerned about the loss of spaces and preventing the loss of those spaces should be the top priority. M. Rose stated that HLC's response would be that if you are doing this work you need to make the corresponding landscape changes. They can't tell the city otherwise, even if it means the removal of spaces. He continued that staff needs to prepare for that response.

K. Schwab suggested possible reversing the circulation flow of the lot. M. Rose expressed concern over trying to exit the lot from the 2nd aisle. He feels this is a disadvantageous aspect of lot 5 and now it is being designed into lot 4. He suggested moving the entrance to the opposite side of the lot on Chapala Street. B. Allen replied that staff could look at these kinds of scenarios.

R. Rowse asked what triggers ADA improvements to the lots. He wondered if there is a "do nothing" option to lot 5 would the ADA improvements to the lot. B. Allen stated that while there is a "do nothing" option in lot 5 staff would not want to install brand new parking control equipment only to have it continually damaged by incoming vehicles to the lot. The entrance of lot 4 needs physical changes. He continues to state that there are circulation and ADA improvements that could be done to lot 5.

R. Rowse moved and K. Schwab seconded that Staff would look at alternative options to improve the circulation of the lot while limiting the number of spaces to be removed. In addition, for staff to formulate an analysis and have representation to present the potential loss of revenue and customer service due to a loss of spaces and additional landscape.

M. Rose asked if the motion was a bit premature should staff look at alternatives first. B. Allen stated that staff is looking for the Downtown Parking Committee's feedback but is not in a hurry to take this project to the Historic Landmarks Commission. G. House asked if the local businesses have been notified of the proposed changes. B. Allen stated that the plans are still preliminary.

M. Rose offered that perhaps a Subcommittee of two committee members could work with staff to seek alternate options to improve circulation. B. Allen agreed and R. Rowse and K. Schwab withdrew the motion.

6) UPDATE ON THE LOT 2 ARCADE REPAIR PROJECT

J. Grant gave a background on the arcade decorative embellishments located in the rear paseo at city lot no. 2. There are 5 arcades and they are not part of the structure but are attached to the structure. Due to the lack of a flash plate on the tops of the arcades water intrusion has taken place over the years. A structural engineer has surveyed the damage and has recommended the arcades be removed.

The project has gone before HLC and while there was approval for removal there was a condition to come back within six months with a revised scheme for landscaping and architectural improvements. Included were 1) The landscaping plan is good but the architecture is not and HLC would like to see more architectural solutions to improve this problem. 2) HLC suggested that instead of spending money on the removal and reconstruction of the arcades, the money should be spent in other architectural enhancements. 3) The Commission would like to see

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balcony details. 4) Simplify the painting details. 5) Keep the level of the lighting in the fixtures as low as possible.

M. Rose stated that he has walked the site and the project is large. Removal and landscape improvements would be within budget but anything more would be beyond the capital improvements budget. He continued to state the project is significant and beyond Downtown Parking's resources. It might take some lobbying on the Downtown Parking Committee's part to HLC and if that doesn't work then DPC might have to move up the ladder for assistance.

G. House offered to initiate some conversations with staff and HLC to discuss purviews and options rather than put the Downtown Parking Committee and the Historic Landmarks Commission against each other. The Downtown Parking Committee was receptive to the assistance and would prefer to go that route.

7) PRESENTATION OF THE MAY BI-ANNUAL OCCUPANCY REPORT

Due to time constraints this item was postponed until the next Downtown Parking Committee meeting.

8) MONTHLY REPORT ON GRANADA GARAGE PERFORMANCE

Due to time constraints this item was postponed until the next Downtown Parking Committee Meeting.

9) DOWNTOWN PARKING COMMITTEE TERMS

The Committee reviewed the terms of the current members and considered recruitment strategies such as the Downtown Organization.

10) OPERATIONS UPDATE

V. Garza gave an update on the Anapamu sidewalk replacement. It is not done but the work in front of the three businesses affected is done.

ADJOURNMENT: The meeting adjourned at 9:04 a.m.